

REGARDING THE MCGRATH PROJECT PROPOSAL 1200-1212 E.WASHINGTON
AND THE UNIT BLOCK OF NORTH FEW STREET

Dear Commissioners,

We are writing regarding the proposed project at 1200-1212 E.Washington Avenue and the Unit block of North Few Street.

There are many aspects of the project we like. We are writing you now with some changes to the proposed project which we feel will make the project a better fit for our neighborhood. A neighborhood centered on people who have come to live and stay here.

We want Mr. McGrath to build this project and we want him to build it with the same concern for our neighborhood and its long term health and stability that we have. We do want him to succeed and we want our neighborhood to be enhanced by this project, so we submit our requests for modification of the present proposal.

We have three points to bring to your attention:

1. The proposed "Entrance –Exit" on Few Street and it's becoming "Entrance Only on Few Street" and "Exit Only on East Washington Avenue".
2. The color of the building; which is set as a "Warehouse style". Common choice in the time of development in this city. This style fits with the East Washington corridor and yet not with the surrounding family housing.
3. The accents or architectural elements of interest on the building's exterior.

Number One: Car Entrance on Few Exiting on East Washington

Elyse Meuer lives directly across from the proposed driveway. This driveway goes up to ground level coming up a four feet incline. Cars exiting into Few street will have their headlights going directly into her house. There also will be some light dispersed to right and left of the driveway.

The unit block of Few Street is the last to be plowed in the winter. The exposed incline will have issues requiring diligent plowing and salting to make the ramp up accessible in the winter for the many cars trying to access the street. It can be imagined that 70 some cars will struggle, potentially being stuck or having accidents, trying to exit on Few Street. It could be foreseeable, possible scenario.

Also, cars exiting on to Few Street and going west will either, a) go left to go to E.Washington Ave. anyway; b) go right to go down E. Mifflin Street. The 1100 block of East Mifflin is a bike boulevard, residential and with families with children. Additionally Lapham School is on the 1000 block of East Mifflin Street c) going down Curtis Ct. a narrow alley with both business and many residential driveways, with no curb and gutter and no terrace on the residential side of the street and a narrow sidewalk which is used as well as the street for pedestrian, and bikers. The residential front lawns are very small so children who live there often spill into the street. Walkers also spill into the street as they walk to the Avenue Bar and this foot traffic will only increase once this project is complete and the Avenue Bar has completed its recent proposed renovation. In winter Curtis Ct., does get plowed and the business lots are plowed and there is no place to put the snow. After winter snow falls there are rows of snow residue on both sides of the street making Curtis Ct width even narrower. Both ends of Curtis Court now are hazardous to negotiate for bikes, pedestrians and cars. The width of the alley is narrow and visibility is limited by housing that comes practically to the sidewalk. Also, now E. Mifflin has a right turn no stop onto Few St. and a left turn no stop onto Few Street as well as a right turn no stop from E.Washington onto Few Street. (I realize that these are problems that need to be evaluated by Traffic and Engineering but all of this enters into larger safety issues of this confluence of streets and adding 76 cars to this mix is a problem.)

For these important, life preserving reasons we are asking that the cars enter on Few Street and Exit on East Washington. We understand the city has a moratorium on making NEW curb cuts onto East Washington. However where the McGrath project will be placed on East Washington Avenue there are 4 existing curb cuts 3 of which have been active for decades. (Patriot Glass has just moved out and American Auto and all their predecessors used East Washington Street as entrance and exit.)

By the project exiting on East Washington, the city will go from 3 active curb cuts to one exit.

Number Two: Color of the building.

We were given “the Warehouse Architectural Style” as our one choice and we have accepted it, and we are strongly requesting that the color of the building be lighter than what has been proposed so far. The size of the building and it’s foot print and Color will make this big building even more imposing, the color “red” is eye stopping and heavy, not blending with any of the surrounding housing or creating light or spaciousness quality which this style of building needs.

Number Three: We request more accents, or architectural enhancements, something that makes this building interesting and not just a big building, something that creates softness in the building, helps it fit into the neighborhood of which is surrounded on 2 sides.

Submitted sincerely the neighbors of this project:

Elyse Meuer; Jeff Reinke and Karen Banaszak